176.0	0003	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	882,100 / 882,100
					USE VALUE:	882,100 / 882,100
					ASSESSED:	882,100 / 882,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68	-70	LANCASTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUNNINGHAM JOHN/CHRISTINA
Owner 2:	
Owner 3:	
Street 1:	68 LANCASTER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	IAMANDEI STEFAN/ETAL -
Owner 2:	IAMANDEI STEFANIA -
Street 1:	68 LANCASTER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,581 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1970, having primarily Vinyl Exterior and 2160 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7581.000	428,900		453,200	882,100
Total Card	0.174	428,900		453,200	882,100
Total Parcel	0.174	428,900		453,200	882,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 408.38 | /Parcel: 408.3

Legal Description

User Acct 118134

GIS Ref

GIS Ref

Insp Date 07/03/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 176.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	428,900	0	7,581.	453,200	882,100	882,100	Year End Roll	12/18/2019
2019	104	FV	377,400	0	7,581.	446,700	824,100	824,100	Year End Roll	1/3/2019
2018	104	FV	377,400	0	7,581.	343,100	720,500	720,500	Year End Roll	12/20/2017
2017	104	FV	354,300	0	7,581.	323,700	678,000	678,000	Year End Roll	1/3/2017
2016	104	FV	354,300	0	7,581.	297,800	652,100	652,100	Year End	1/4/2016
2015	104	FV	301,400	0	7,581.	278,400	579,800	579,800	Year End Roll	12/11/2014
2014	104	FV	301,400	0	7,581.	256,400	557,800	557,800	Year End Roll	12/16/2013
2013	104	FV	313,100	0	7,581.	256,400	569,500	569,500		12/13/2012

!13736!

PRINT

Date	Time
12/11/20	03:39:05

LAST REV

Date	Time
07/30/18	11:31:56
apro	
13736	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IAMANDEI STEFAN	39710-144		6/27/2003		534,000	No	No		
IAMANDEI STEFAN	39710-141		6/27/2003	Family	1	No	No		
IAMANDEI STEFAN	1136-164		1/3/1995		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2018	MEAS&NOTICE	BS	Barbara S
11/12/2008	Measured	345	PATRIOT
9/22/2003	MLS	HC	Helen Chinal
2/28/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
12/23/1999	Measured	276	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	118134
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7581		Sq. Ft.	Site		0	70.	0.85	6									453,203						453,200	

Total AC/HA: 0.17404 | Total SF/SM: 7581 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 453,203 | Spl Credit | Total: 453,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.9	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.13611102
Const Adj.:	0.99980003
Adj $ / SQ:	159.024
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	522358
Depreciation:	93502
Depreciated Total:	428856

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

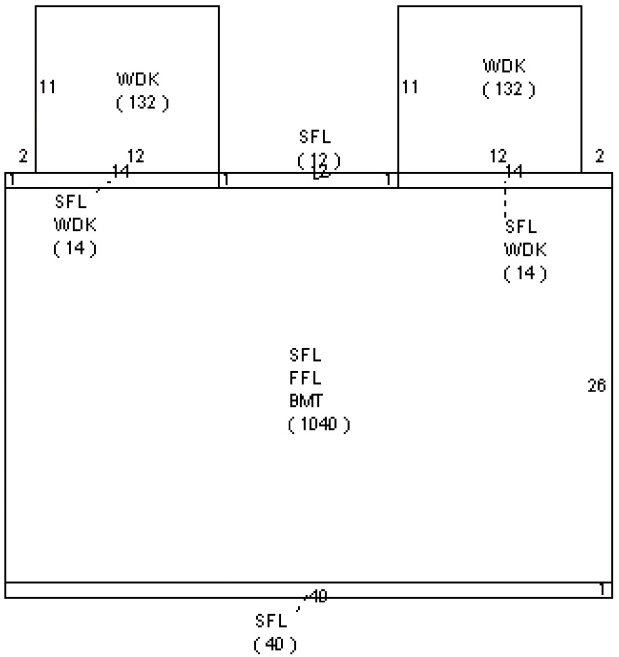
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	159.02
Special Features:	0	Val/Su Net:	122.82
Final Total:	428900	Val/Su SzAd	198.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,120	159.020	178,107
BMT	Basement	1,040	47.710	49,615
FFL	First Floor	1,040	159.020	165,385
WDK	Deck	292	9.420	2,751

Net Sketched Area:	3,492			Total:	395,858
Size Ad	2160	Gross Are	3492	FinArea	2160

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2007	0.00	T	9.6	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	